



Flathead County
Planning & Zoning
1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210

CONDITIONAL USE PERMIT APPLICATION¹

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ _____

PROPOSED USE (as described in the Flathead County Zoning Regulations):

for continued use of professional offices operating within the Bigfork RC-1 zoning district. This was a real estate developer office for Harbor Village; now used as a professional office.

OWNER(S) OF RECORD:

Name: Kycaco Properties, LLC Phone: 406 407 1462
Mailing Address: PO Box 1576
City, State, Zip Code: Bigfork, Montana 59911
Email: bjohnston@glacierbankcorp.com

PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

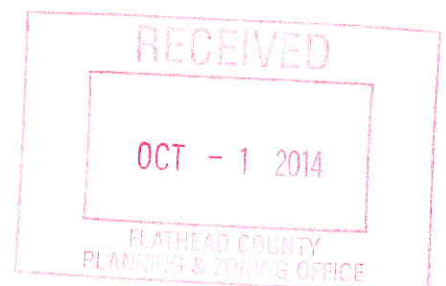
Name: Barry Johnston Phone: 406 407 1462
Mailing Address: PO Box 1576
City, State, Zip Code: Bigfork, Montana 59911
Email: bjohnston@glacierbankcorp.com

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street
Address: 301 Eagle Bend Drive S 26 T 27N R 20W
Subdivision Tract 1A Lot Block
Name: Harbor Village No(s). 1 No. 4

1. **Zoning District and Zoning Classification in which use is proposed (EXAMPLE: Bigfork Zoning District, SAG-5 zoning classification):**
RC-1 Residential Cluster Conditional use 3.14.030 item #14 Professional offices
2. **Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. If criteria are not applicable, please explain why. Attach drawings, additional text, site plans, and any other documents that will assist staff in reviewing the proposed use. The more information you can provide, the easier it is for staff to review the application. Please discuss:**

¹ Revised: 06/11/12



A. Site Suitability.

The site is suitable for the use. This includes:

- (1) adequate usable space

.923 acres with a 2,990 square foot one level building and paved

parking for 19 cars

- (2) adequate access

there are two accesses to the property: 1) one from the north via an easement

road that serves another professional building and the Montana Athletic Club; the

other from the south is off Eagle Bend Drive

- (3) absence of environmental constraints

No environmental constraints

B. Appropriateness of Design.

The site plan for the proposed use will provide the most convenient and functional use of lot. Consideration of design should include:

- (1) parking scheme

Paved parking within the property which provides for 19 vehicles

- (2) traffic circulation

Very little traffic to and from the professional building. Most use if from the south

entrance off Eagle Bend Drive

- (3) open space

property is landscaped with nice trees and curb appeal

- (4) fencing, screening

no fencing or screening is necessary



- (5) landscaping
property is landscaped on all sides surrounding the building and parking areas

- (6) signage
minimal signage
?

- (7) lighting
proper security lighting
?

C. Availability of Public Services and Facilities

The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

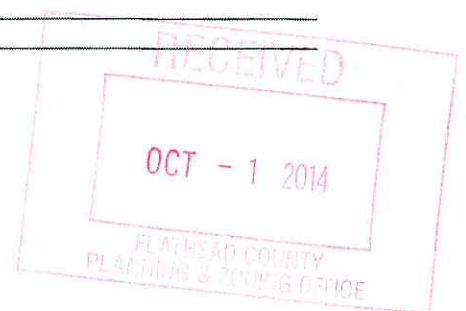
- (1) sewer
Bigfork Sewer services are utilized

- (2) water
Bigfork Water services are utilized

- (3) storm water drainage
as is required by prior existing subdivision process

- (4) fire protection
within Bigfork Fire Department district

- (5) police protection
within Flathead County Sheriff district



- (6) streets

All streets are paved within Harbor Village and neighboring areas

D. Immediate Neighborhood Impact

The proposed use will not be detrimental to surrounding neighborhoods in general. Typical negative impacts which extend beyond the proposed site include:

- (1) excessive traffic generation

? no excessive traffic generated

- (2) noise or vibration

no excessive noise or vibration generated

- (3) dust, glare or heat

no dust, glare or heat generated

- (4) smoke, fumes, gas, or odors

no smoke, fumes, gas or odors generated

- (5) inappropriate hours of operation

? hours of operation are appropriate for professional services building

3. The following proposed uses shall meet additional requirements, known as "Conditional Use Standards" as outlined in Chapter 4 the Flathead County Zoning Regulations and require consultation with a staff planner PRIOR to application submittal:

- 4.01 Animal Hospitals, Kennels, Animal Shelters, Veterinary Clinics
- 4.02 Bed and Breakfast Establishments/Boarding Houses
- 4.03 Camp or Retreat Center
- 4.04 Caretaker's Facility in AG, SAG, and R-1 Districts
- 4.05 Cluster Housing Development in Residential Districts



- 4.06 Commercial Caretaker's Facility in B-2, B-3, I-1, I-1H, and I-2 Districts
- 4.07 Contractors Storage Yard in AG and SAG Districts
- 4.08 Day Care Centers- 13 or More Individuals
- 4.09 Electrical Distribution Stations
- 4.10 Extractive Industries
- 4.11 Family Hardship Dwellings
- 4.12 Manufactured Home Parks
- 4.13 Mini-Storage, Recreational Vehicle Storage
- 4.14 Motor Coach Subdivisions
- 4.15 Recreational Facilities (see also 7.17.040)
- 4.16 Temporary Uses

Consultation with Planner:

Date _____ Planner's Signature _____

INSTRUCTIONS FOR CONDITIONAL USE PERMIT APPLICATION:

1. Answer all questions. Answers should be clear and contain all the necessary information.
2. In answering question 1, refer to the classification system in the Zoning Regulations.
3. In answering questions 2 and 3, be specific and complete. Please use a separate sheet of paper to discuss the appropriate topics.
4. Copy of plot plan/site plan must be submitted with each application, with all existing or proposed structures shown, and distances from each other and from the property line. *If you are submitting a plan larger than 11x17 in size, please include 7 copies.*
5. A Certified Adjoining Property Owners List must be submitted with the application (*see forms below*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.
 - *(The buffer should be 150 ft. for all areas with the following exceptions: Administrative Conditional Use Permits, standard Conditional Use Permits, and Planned Unit Development (PUD) applications within the Lakeside Zoning District require a 300 ft. buffer.)*

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.

Barry J. Porter, member
Owner(s) Signature (all owners must sign)

9/30/14
Date

Applicant Signature (if different than above)

Date

